



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13320-00919

Date Received: _____

Commission/Group: _____

Existing Zoning: _____

Application Accepted by: _____

Fee: _____

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance

☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Applicant would like to change the face of the Main ID road sign from a manual gas pricer to an LED gas pricer. Currently this location is zoned CPD (Zoning text Z88-1861 states to follow Columbus Code).

Section 3377.08(C)(1) of the Columbus Code permits automatic changeable copy signs in C3, C4, C5 and M, but does not permit automatic changeable copy in CPD zoned properties.

LOCATION

1. Certified Address Number and Street Name 2365 East 5th Avenue

City Columbus

State Ohio

Zip 43219

Parcel Number (only one required) 010-046403-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Rodger Kessler, Vice President of Kessler Sign Company

Address 2669 National Road (mailing: PO Box 618)

City/State Zanesville, OH

Zip 43701 (mail: 43702)

Phone # 800-686-1870

Fax # 740-453-5301

Email rodger@kesslersignco.com

PROPERTY OWNER(S):

Name Englefield F W IV

Address 447 James Parkway

City/State Newark, Ohio

Zip 43056

Phone # 740-928-8215

Fax # contact applicant

Email jgordon@englefieldoil.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney

☒ Agent

Name Rodger Kessler, Kessler Sign Company (Applicant)

Address PO Box 618

City/State Zanesville, OH

Zip 43702

Phone # 800-686-1870

Fax # 740-453-5301

Email: rodger@kesslersignco.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Rodger Kessler

PROPERTY OWNER SIGNATURE John Gordon

ATTORNEY / AGENT SIGNATURE Rodger Kessler

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13320-00919
2365 EAST 5TH AVENUE

One Stop Shop Zoning Report Date: Thu Jan 30 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 2365 E 5TH AVE COLUMBUS, OH

Mailing Address: 447 JAMES PKWY STE 1
HEATH OH 43056

Owner: ENGLEFIELD F W IV ENGLEFIEI

Parcel Number: 010046403

ZONING INFORMATION

Zoning: Z88-1861, Commercial, CPD
effective 10/12/1988, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: North Central Area Commission

Planning Overlay: I-670 Graphics Control

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

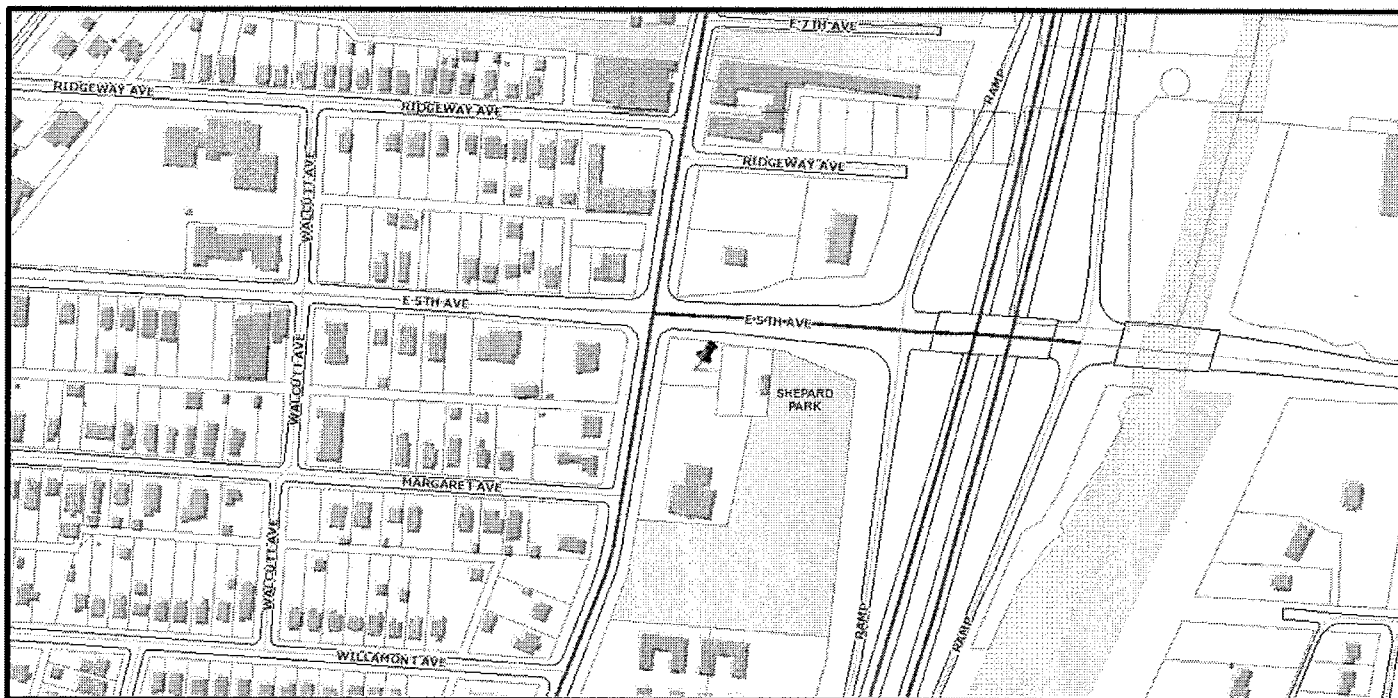
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





13320-00919
2365 EAST 5TH AVENUE

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rodger Kessler

of (1) MAILING ADDRESS 2365 East 5th Ave., Columbus, OH 43219

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Englefield F W IV

AND MAILING ADDRESS

447 James Parkway, Newark, OH 43056

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Rodger Kessler, Kessler Sign Company
2669 National Rd., Zanesville, OH 43701

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) North Central Area Commission
Carlton Fraley
2107 Bancroft St., Columbus, OH 43219

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
see attached list

☒ (7) Check here if listing additional property owners on a separate page.

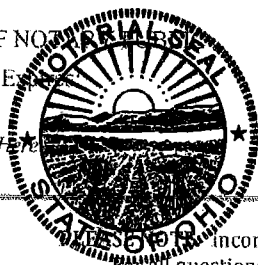
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Expires



JESSICA GRANT
Notary Public, State of Ohio
My Commission Expires 7/18/2012

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STATEMENT OF HARDSHIP

13320-00919

2365 EAST 5TH AVENUE

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Applicant does not wish to alter the height or total graphics square footage of the existing Main ID (MID) road sign at the BP location in question. Applicant would like to "update" the MID sign to give it a cleaner and more refreshing look. The current sign identifies three different gas prices: regular, silver and diesel. Applicant wants to remove those three prices which are smaller and replace with one larger panel which only identifies regular gas price. This makes the information clearer to the passing consumers and will likely be safer in communicating the gas prices. Also, this location is on a busy corner and currently the numbers have to be changed manually at the sign by an employee. The new sign would be able to be changed from one price to another instantly from inside the store which will be safer for the employee.

Signature of Applicant _____

Date December 26, 2013

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13320-00919
2365 EAST 5TH AVENUE

Property Report

Generated on 11/07/13 at 02:08:14 PM

Parcel ID
010-046403-00

Map Routing No
010-P040 -003-00

Card No
1

Location
02365 FIFTH AV

GIS

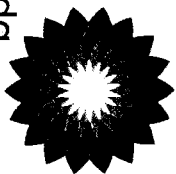


Disclaimer

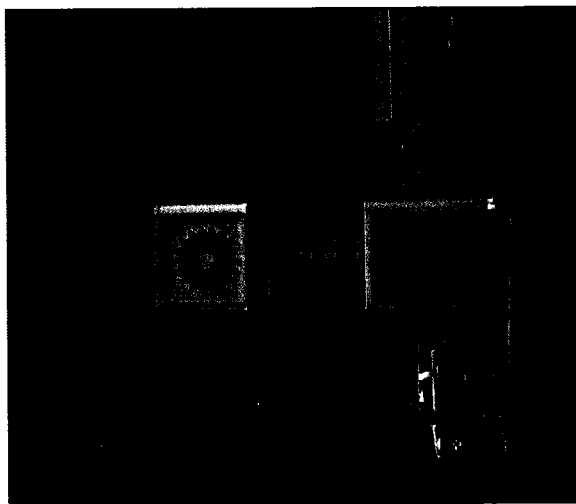
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

bp

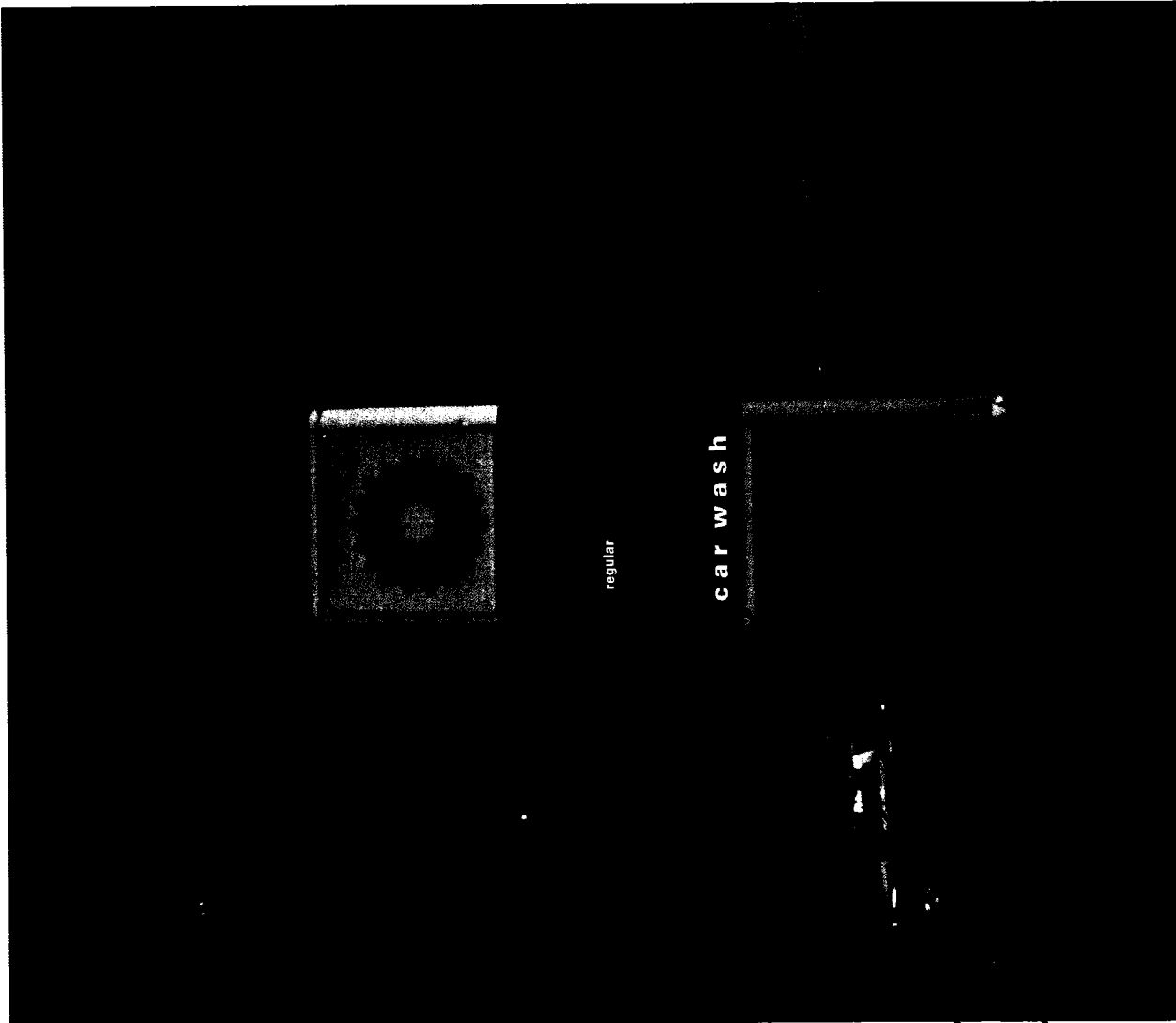


13320-00919
2365 EAST 5TH AVENUE



NEW D/F 15" LED PRICER

NEW D/F CARWASH REPLACEMENT PANEL



Client
Englefield

Location
#259 2365 E. 5th Ave

Client Approval

Revised 4/2/12

Total Area	Design No.
Circuits	Date
Voltage	Drawn by
Scale 1" = 1'	Reviewed Rodger

All Concepts, Designs and Plans represented by this document are the property of the KESSLER DESIGN GROUP and are for the use on the project specified in this document.

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THE
KESSLER
DESIGN
GROUP

2669 NATIONAL ROAD
PO BOX 1075
PAINESVILLE, OHIO 43701-0785
1-800-686-1870

Saved as "englefield_e5thave_100109"



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. D
provided.

13320-00919

APPLICATION # **2365 EAST 5TH AVENUE**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rodger Kessler, Kessler Sign Company

of (COMPLETE ADDRESS) 2365 East 5th Ave., Columbus, OH 43219

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Englefield F W IV

447 James Pkwy, Newark, OH 43056

SIGNATURE OF AFFIANT

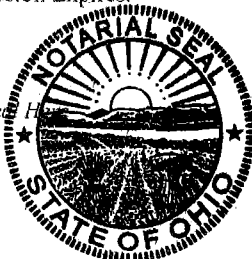
Subscribed to me in my presence and before me this 26th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jessica Grant: commission expires July 18, 2017

Notary Seal



JESSICA GRANT
Notary Public, State of Ohio
My Commission Expires 7/18/2017

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